

Arlington Master Plan Advisory Committee

Central School, Lower Level - 7:00 PM

Minutes: October 2, 2014

Approved: November 6, 2014

Members present: Charles Kalauskas, Carol Svenson, Bob Radochia, Ann LeRoyer, Sheri Baron, Joe Barr, Wendy Richter, Pam Heidell, and Harris Band

Members absent: Eric Bourassa and Melisa Tintocalis

Also present: Judi Barrett and Gilad Rosenzweig (RKG Associates); Joe Curro (BoS); Carol Kowalski, Ted Fields, Laura Wiener, Joey Glushko, and David Fields (Planning Department)

The meeting was called to order at 7:05 PM by Chair Charlie Kalauskas. The draft minutes of the Sept. 4 meeting were reviewed, amended, and approved.

Participants at the Town Day Booth (Sept. 13) were asked to give their impressions and any feedback. Bob Radochia was especially recognized for his zeal in regard to getting participant responses for the Visual Preference display item. The poster board graphics did get some discussion. Carol Kowalski asked about the use of the “theme sheets” – which were not used much at the booth, but were good handouts to visitors. Ann LeRoyer and Harris Band commented on the use and format; they will work with Carol to revise this item; it was agreed that this list/approach was good for showing the overlapping of plan elements in each of these themes.

Action: Carol, Ann and Harris will work together to revise the “theme” handout.

Consultants Judi Barrett and Gilad Rosenzweig guided the discussion of Master Plan recommendations; a handout containing draft recommendations, ordered by plan elements, served as the basis for the discussions; the recommendations are not prioritized – though Judi Barrett mentioned that this could be done. The recommendations are somewhat broad, and will be developed in greater detail in the “implementation table(s)” which should be available for the November meeting. An example of this treatment can be seen in the Dedham Master Plan (a Judi Barrett project); Carol will send a copy or link to this material to members of the Committee.

Action: Carol will send a copy or e-link to the Dedham Master Plan to the committee membership.

For each of the Master Plan elements, there was some discussion of the recommendations; here are some of the comments/observations:

A. Land Use

1. Clarify the wording in item #3 to distinguish business areas and business *zoning* districts.

2. Wendy Richter asked about “form-based” code for the ZBL; Judi commented that it might not be needed, and changes in dimensional and density guides might incorporate this intent.
3. How should the issue of residential development in Business Zoned districts be handled?
4. On selected uses/development, consider performance standards.
5. Add Broadway to #5, allowing mixed use development.

B. Transportation

1. Add a recommendation regarding complete streets.
2. Re-organize this section to reflect these separate modalities: recommendations for pedestrians use, cycling use, and motor vehicle use.
3. Consultants will discuss #7 (regional traffic issues) with their consultant, HowardSteinHudson, regarding this recommendation.
4. See item #8 (turn signals); Joe Barr suggested policy update, as well as an update in technology.
5. Harris Band recommended a statement about parking and a parking policy.
6. Add a statement on public transit opportunities.

C. Housing

1. Add a statement on housing for people with disabilities.
2. Combine some of these items – some are “too specific” – should be in the implementation chapter, perhaps.
3. Consider a residential area parking policy.

D. Economic Development

1. Add data/perspective drawn from recent theatre impact study and also from recent parking study recommendations.
2. Use history and culture as an economic development asset.

E. Natural Resources and Open Space

1. Add content statement re Climate and Energy issues and Resiliency for the community; Alternatively, these might be included in Public Services and Facilities.
2. Include statement regarding “small” open space areas
3. Broaden the Mill Brook project content

F. Historic and Cultural Resource Areas – some of the items (#29-35) should be consolidated; some seem to be “implementation” items.

G. Public Services and Facilities

1. Create a statement about management of assets; should there be a position of “facilities manager”?
2. Develop a sidewalk policy

3. Say something about recreation areas and facilities

H. Should there be a fiscal status category?

It was announced that Barbara Thornton would be doing a series about the Master Plan to appear in the **Arlington Advocate**. All were encouraged to read the articles.

Carol Kowalski presented a draft timeline for Master Plan activities going into the later fall and the new year. The thought was to start bringing the master plan to the public and Town Meeting members. After some discussion, it was felt that taking the Master Plan to the public and Town Meeting reps should wait until after the January 12, 2015 public hearing before the ARB.

The Committee can expect to receive the Recommendations and Implementation chapters on October 31; they will be discussed at the November 6 meeting.

The meeting adjourned at 9:35 PM.

Minutes submitted by Joey Glushko